



Essex County Register Document Summary Sheet

ESSEX COUNTY REGISTER OF DEEDS & MORTGAGES HALL OF RECORDS - ROOM 130 465 DR. MARTIN LUTHER KING BLVD NEWARK NJ 07102	Transaction Identification Number		6493773	7893868
	Recorded Document to be Returned by Submitter to: FIDELITY NATIONAL TITLE INSURANCE LLC 2 UNIVERSITY PLAZA SUITE SUITE 206 HACKENSACK, NJ 07601			
Official Use Only <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> JUAN M. RIVERA, JR REG. OF DEEDS & MORTGAGES ESSEX COUNTY New Jersey DOCUMENT TYPE 1 INSTRUMENT NUMBER 2023002526 RECORDED ON Jan 12, 2023 2:38:20 PM Total Pages: 8 NJ PRESERVATION ACCOUNT \$40.00 REGISTER RECORDING FEE \$50.00 HOMELESSNESS TRUST FUND \$3.00 CODE BLUE EMERGENCY \$2.00 SHELTER SERVICES TOTAL PAID \$95.00 INV: 627970 USER: IKM </div>	Submission Date (mm/dd/yyyy)		01/12/2023	
	No. of Pages (excluding Summary Sheet)		6	
	Recording Fee (excluding transfer tax)		\$95.00	
	Realty Transfer Tax		\$0.00	
	Total Amount		\$95.00	
	Document Type	DEED-NO CONSIDERATION		
	Electronic Recordation Level		L2 - Level 2 (With Images)	
	Municipal Codes		ESSEX COUNTY 99	
690047				

Additional Information (Official Use Only)

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DEED-NO
CONSIDERATION

Type	DEED-NO CONSIDERATION				
Consideration	\$1.00				
Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
Document Date	01/05/2023				
Reference Info					
Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
GRANTOR	Name			Address	
	FRALEGE GROUP INC A NEW YORK CORPORATION			45 MAIN STREET SUITE 518, BROOKLYN, NY 11201	
	FRALEGE GROUP INC A NEW YORK CORPORATION			45 MAIN STREET SUITE 518, BROOKLYN, NY 11201	
GRANTEE	Name			Address	
	FRALEGE GROUP INC A NEW YORK CORPORATION			45 MAIN STREET SUITE 518, BROOKLYN, NY 11201	
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	99	360	14		99

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Prepared by:

Glenn Reiner
Siegel & Reiner
130 East 59th Street
New York, New York 10022

**CORRECTION
QUITCLAIM DEED**

This deed is intended to correct the deed executed on April 5, 2019 and recorded on April 12, 2019, in Essex County, New Jersey with Instrument Number – 2019034127 which incorrectly spelled the Corporation name as FRALEG instead of FRALEGE.

This Deed is made on January 5th, 2023

BETWEEN: Fralege Group Inc., a New York Corporation, incorrectly spelled Fraleg Group Inc., a New York Corporation on original filing

whose address is 45 Main Street, Suite 518, Brooklyn, New York 11201

referred to as the Grantor,

AND: Fralege Group Inc., a New York Corporation,

whose address is 45 Main Street, Suite 518, Brooklyn, New York 11201,

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

TRANSFER OF OWNERSHIP. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of **Zero and 00/00 (\$0)**. The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-1.1):

Municipality of: East Orange, Block No. 360, Lot No. 14

PROPERTY. The property consists of the land and all the buildings and structures on the land in the township of East Orange, County of Essex, State of New Jersey. The legal description is:

SEE ATTACHED SCHEDULE "A"

BEING commonly known as 116 North Walnut Street, East Orange, New Jersey 07017.

BEING the same premises conveyed to Fraleg Group Inc., a New York Corporation dated April 5, 2019 and Recorded on April 12, 2019, in Essex County, New Jersey with Instrument Number 2019034127.



**SCHEDULE A-5
LEGAL DESCRIPTION**

Issuing Office File No. 22MH3111

ALL that certain lot, piece or parcel of land lying and being in the City of East Orange, County of Essex, State of New Jersey, and being more particularly described as follows:

BEGINNING at a point in the easterly right of way line of North Walnut Street, which has a 50 foot wide right of way, said point therein distant 190.00 feet as measured southerly along a course of South 37 degrees 33 minutes 00 seconds West, from the intersecting northerly right of way line of Summit Street, which has 50 foot wide right of way and from said point of **BEGINNING**; thence running

1. South 53 degrees 25 minutes 00 seconds East, for a distance of 203.25 feet to a point; thence
2. South 36 degrees 35 minutes 00 seconds West, for a distance of 10.00 feet to a point; thence
3. South 53 degrees 25 minutes 00 seconds East, for a distance of 106.90 feet to a point; thence
4. South 33 degrees 16 minutes 00 seconds West, for a distance of 32.16 feet to a point; thence
5. South 39 degrees 45 minutes 00 seconds West, for a distance of 17.98 feet to a point; thence
6. North 53 degrees 25 minutes 00 seconds West, for a distance of 314.85 feet to a point in the easterly right of way line of North Walnut Street; thence
7. Along the easterly right of ways of North Walnut Street, North 37 degrees 33 minutes 00 seconds East, for a distance of 60.00 feet to the point and place of **BEGINNING**.

FOR INFORMATION ONLY: Being known as Lot 14 in Block 360, on the official tax map of City of East Orange, County of Essex, in the State of NJ.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice, the Commitment to Issue Policy, the Commitment Conditions, Schedule A, Schedule B, Part I—Requirements, Schedule B, Part II—Exceptions, and a counter-signature by the Company or its issuing agent that may be in electronic form.


SUBJECT to easements and restrictions of record, if any.

TYPE OF DEED. This Deed is called a Quitclaim Deed. The Grantor makes no promises as to ownership or title, but simply transfers whatever interest the Grantor has to the Grantee.

SIGNATURES. The Grantor signs this Deed as of the date at the top of the first page. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed.

WITNESSED BY:

Fralege Group Inc.,


Name: Andy Alege
Title: President

Not Certified Copy



State of New Jersey

GIT/REP-4a
(6-10)**WAIVER OF SELLER'S FILING REQUIREMENT OF
GIT/REP FORMS AND PAYMENT FOR CORRECTED DEED
WITH NO CONSIDERATION**

(C.55, P.L. 2004)

(Please Print or Type)

OWNER(S) INFORMATION

Name(s)

Fralege Group Inc., a New York Corporation

Current Resident Address:

45 Main Street, Suite 518,

Brooklyn,

New York 11201

City, Town, Post Office

State

Zip Code

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

360

14

Street Address:

116 North Walnut Street,

City, Town, Post Office

State

Zip Code

East Orange, New Jersey 07017

OWNER(S) DECLARATION

The undersigned is (are) the title owner(s) of the real property identified under the "Property Information" section above. By presenting this declaration fully completed and signed by me (us), I (we) represent that the deed to which this form is attached is for corrective or confirmatory purposes only. In other words, the deed needs to be recorded or re-recorded solely due to a typographical, clerical, property description or other scrivener error or omission and there is no consideration for the corrective or confirmatory deed. The county recording officer will accept this form for recording along with such deed. The recording officer may also, however, continue to accept the GIT/REP-4 form with the Division's raised seal in lieu of the GIT/REP-4A. By checking this box ☐ I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

This waiver form may be presented to the appropriate county recording officer for recording along with the deed of the owner as identified in the information above. Accordingly, the county recording officer is hereby authorized to accept this waiver form in lieu of any other GIT/REP form without any further payment of any tax on estimated income gain pursuant P.L. 2004, c. 55.

1/5/23
Date

Signature (Owner) Please indicate if Power of Attorney or Attorney in Fact

Andy Alcega, President

Date

Signature (Owner) Please indicate if Power of Attorney or Attorney in Fact

RTF-1 (Rev. 3/2/12)
MUST SUBMIT IN DUPLICATESTATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 48:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY

SS. County Municipal Code
Essex 0705

MUNICIPALITY OF PROPERTY LOCATION East Orange

FOR RECORDER'S USE ONLY

Consideration \$

RTF paid by seller \$

Date 1/10/23 By

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Andy Alge, being duly sworn according to law upon his/her oath,

deposes and says that he/she is the President in a deed dated 1.5.2023 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 360 Lot number 14 located at

116 North Walnut Street, East Orange, New Jersey 07017

and annexed thereto.

(Street Address, Town)

(2) CONSIDERATION \$ 1.00 (Instructions #1 and #5 on reverse side) ☐ no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:
(See Instructions #6A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ + % = \$

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

To correct a deed previously recorded.

Deponent certifies that this deed is a correction of a deed previously recorded on 1/10/23.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) ☐ 62 years of age or over. * (Instruction #9 on reverse side for A or B)
- B. { BLIND PERSON Grantor(s) ☐ legally blind or;
- DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ receiving disability payments ☐ not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:

- ☐ Owned and occupied by grantor(s) at time of sale. ☐ Resident of State of New Jersey.
- ☐ One or two-family residential premises. ☐ Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.
- ☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ Entirely new improvement ☐ Not previously occupied.
- ☐ Not previously used for any purpose. ☐ *NEW CONSTRUCTION* printed clearly at top of first page of the deed

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ No prior mortgage assumed or to which property is subject at time of sale.
- ☐ No contributions to capital by either grantor or grantee legal entity.
- ☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) INTERCOMPANY TRANSFER IF APPLIES ALL BOXES MUST BE CHECKED. (Instruction #15 on reverse side)

- ☐ Intercompany transfer between combined group members as part of the unitary business
- ☐ Combined group NU ID number (Required)

(9) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006

Subscribed and sworn to before me
this 5 day of January, 2023

Notary

Signature of Deponent
85 Carlton Avenue,
Aptment 716, Brooklyn, New York 11238
Deponent Address

Last three digits in Grantor's Social Security Number

Fraleigh Group Inc.,

Grantor Name
45 Main Street, Suite 518,
Brooklyn, New York 11201

Grantor Address at Time of Sale

Name/Company of Settlement Officer

MONNETT T. SIMON
Notary Public, State of New York
No. 01516291750
Qualified in Kings County
Commission Expires 10/21/2025Instrument Number
Deed Number
Deed Date
Date Recorded

STATE OF NEW JERSEY

PO BOX 251

TRENTON, NJ 08646-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at:

www.state.nj.us/treasury/taxation/tp1/localtax.htm

ACKNOWLEDGMENT

STATE OF NEW YORK)
COUNTY OF New York) ss.:

I CERTIFY that on January 5, 2023, Andy Alege personally came before me and this person acknowledged under oath, to my satisfaction, that:

1. this person is the President of the Corporation;
2. this person signed this Correction deed on behalf of the Company;
3. this person was authorized to execute this Correction deed on behalf of the Company and the person executed this instrument as the true and voluntary act of the Company duly authorized by all necessary action by the Company.

MONNETT T. SIMON
Notary Public, State of New York
No. 01Si6291750
Qualified in Kings County
Commission Expires 10/21/2025

Monnett T. Simon
Name:

RECORD & RETURN TO:

Fralege Group Inc., a New York Corporation
45 Main Street, Suite 518,
Brooklyn, New York 11201
FNT# 2300003080T